172.0	0003	0014.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	507,100 /	507,100
					USE VALUE:	507,100 /	507,100
					ASSESSED:	507,100 /	507,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A	
Owner 2:		
Owner 3:		
Street 1:	98 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,182 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2182.000	167,300		339,800	507,100
Total Card	0.050	167,300		339,800	507,100
Total Parcel	0.050	167,300		339,800	507,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.05 | /Parcel: 536.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	113870
GIS Ref	
GIS Ref	
Insp Date	11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0003-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	167,300	0	2,182.	339,800	507,100	507,100	Year End Roll	12/18/2019
2019	101	FV	150,000	0	2,182.	335,000	485,000	485,000	Year End Roll	1/3/2019
2018	101	FV	150,000	0	2,182.	257,300	407,300	407,300	Year End Roll	12/20/2017
2017	101	FV	150,000	0	2,182.	242,700	392,700	392,700	Year End Roll	1/3/2017
2016	101	FV	150,000	0	2,182.	223,300	373,300	373,300	Year End	1/4/2016
2015	101	FV	141,800	0	2,182.	208,700	350,500	350,500	Year End Roll	12/11/2014
2014	101	FV	141,800	0	2,182.	192,200	334,000	334,000	Year End Roll	12/16/2013
2013	101	FV	141,800	0	2,182.	192,200	334,000	334,000		12/13/2012

!13305!

PRINT

Date	Time
12/11/20	03:17:08

LAST REV

Date	Time
02/19/19	13:39:57
ekelly	

USER DEFINED

Prior Id # 1:	113870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT ADA S	1170-11		4/15/1997		92,500	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/1999	423	Addition	20,000					ADD SECOND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	197	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/10/1999	Measured	256	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2182		Sq. Ft.	Site		0	70.	2.22	6									339,822						339,800	

Total AC/HA: 0.05009 | Total SF/SM: 2182 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 339,822 | Spl Credit | Total: 339,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	57000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	227278
Depreciation:	60001
Depreciated Total:	167276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

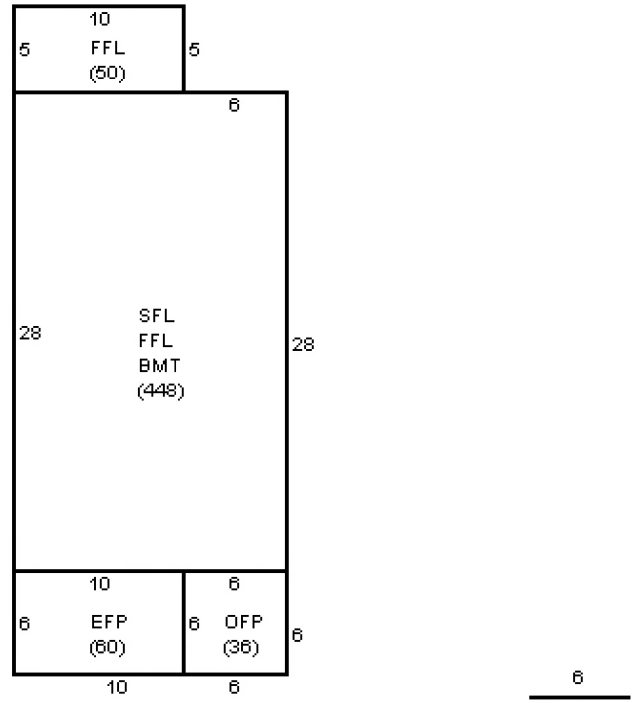
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.93
Special Features:	0	Val/Su Net:	112.28
Final Total:	167300	Val/Su SzAd	176.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	498	175.480	87,390
BMT	Basement	448	52.640	23,585
SFL	Second Floor	448	175.480	78,616
EFP	Enclos Porch	60	72.590	4,356
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:	1,490			Total:	195,531
Size Ad	946	Gross Are	1490	FinArea	946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	